

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/(954)797-1101

**PREPARED BY:** David M. Abramson, Acting Deputy Planning and Zoning Manager

**SUBJECT:** Delegation Application: DG 8-2-07/07-135/Sierra Estates/1900 Hiatus Road/Generally located on the eastside of Hiatus Road, immediately south of the Village of Harmony Lakes Development

**AFFECTED DISTRICT:** District 3

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS THE "SIERRA ESTATES," AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The petitioner (Leigh R. Kerr) requests approval to amend the finding of adequacy date on the plat known as "Sierra Estates." The five (5) year adequacy date on the said plat expires November 19, 2007 (five (5) years from the date of approval by Broward County). To satisfy Broward County requirements, the petitioner requests an approval in writing, from the Town of Davie, extending the finding of adequacy date on the plat known as "Sierra Estates."

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** n/a

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):**

Resolution, Justification letter, Plat, Future Land Use Map, Aerial, Zoning, & Subject Site Map

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,  
APPROVING A DELEGATION REQUEST TO CHANGE THE  
FINDING OF ADEQUACY DATE ON THE PLAT KNOWN AS THE  
“SIERRA ESTATES,” AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the “Sierra Estates” was recorded in the  
public records of Broward County in Plat Book 173, Pages 150-154; and

WHEREAS, the owners desire to change the finding of adequacy date, extending  
for another five (5) years associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this  
revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of  
the proposed change to the finding of adequacy date shown on the plat known as “Sierra  
Estates.” The proposed change being specifically described attached hereto as exhibits.

SECTION 2. Any improvements required to satisfy Traffic Concurrency should  
be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and  
adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**Exhibit (*Justification Letter*)**

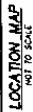
**Justification Statement**

**Sierra Estates Plat**

The purpose of this request is to permit the Applicant to file with Broward County for a "Findings of Adequacy". As you are aware, the Sierra Estates Plat (52-MP-01) recorded in Plat book 173 Page 150, was originally approved by the Broward County Commission on November 19, 2002. The approval is only valid for five (5) years. Broward County submitted to us notification of the pending expiration date of the plat which is February 6, 2008. See attached letter from Broward County.

The need for the reinstatement of the approval is because there has been an extraordinary amount of time expended on wetland permitting regarding the subject property. This has delayed the planned development on the site. Accordingly, the Applicant is requesting the Town provide the required letter by Broward County that supports the application of a "Findings of Adequacy" by the Broward County Commission.

**WILKINSON**  
A REPLAT OF A PORTION OF JOHN W. BRYAN SUBDIVISION (PLAT BOOK 3, PAGE 3, S.C.R.)  
SECTION 1A, TOWNSHIP 50 SOUTH, RANGE 41 EAST  
AND A PORTION OF THAT MATRUS LYING BETWEEN  
TOWNSHIP 50 SOUTH, RANGE 40 EAST AND TOWNSHIP 50 SOUTH, RANGE 41 EAST  
TOWN OF DAVIS, BROWARD COUNTY, FLORIDA

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**TECH** **Sun-Tech Engineering, Inc.**  
1800 West Gatepark Ave. Richmond  
Baltimore, MD 21201  
Phone (301) 771-1180  
Fax (301) 771-1114

[illegible]

BY: DAVID BOHANNAN, AS MANAGER

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 10:00 10 May 2015

**07.**

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I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME  
AS Assistant City of Sierra Ranch, LLC and  
Florida United Liability Company, and EXECUTED THE FOREGOING DEED AND INSTRUMENT  
IN THE PRESENCE OF ME, the undersigned Notary Public and Notary  
Public for the State of Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said office, at the City of New York, this 12th day of March, 2004. A.D.

Notary Public in and for the State of New York

*Barbara J. Clark*

NOTARY PUBLIC - STATE OF NEW YORK

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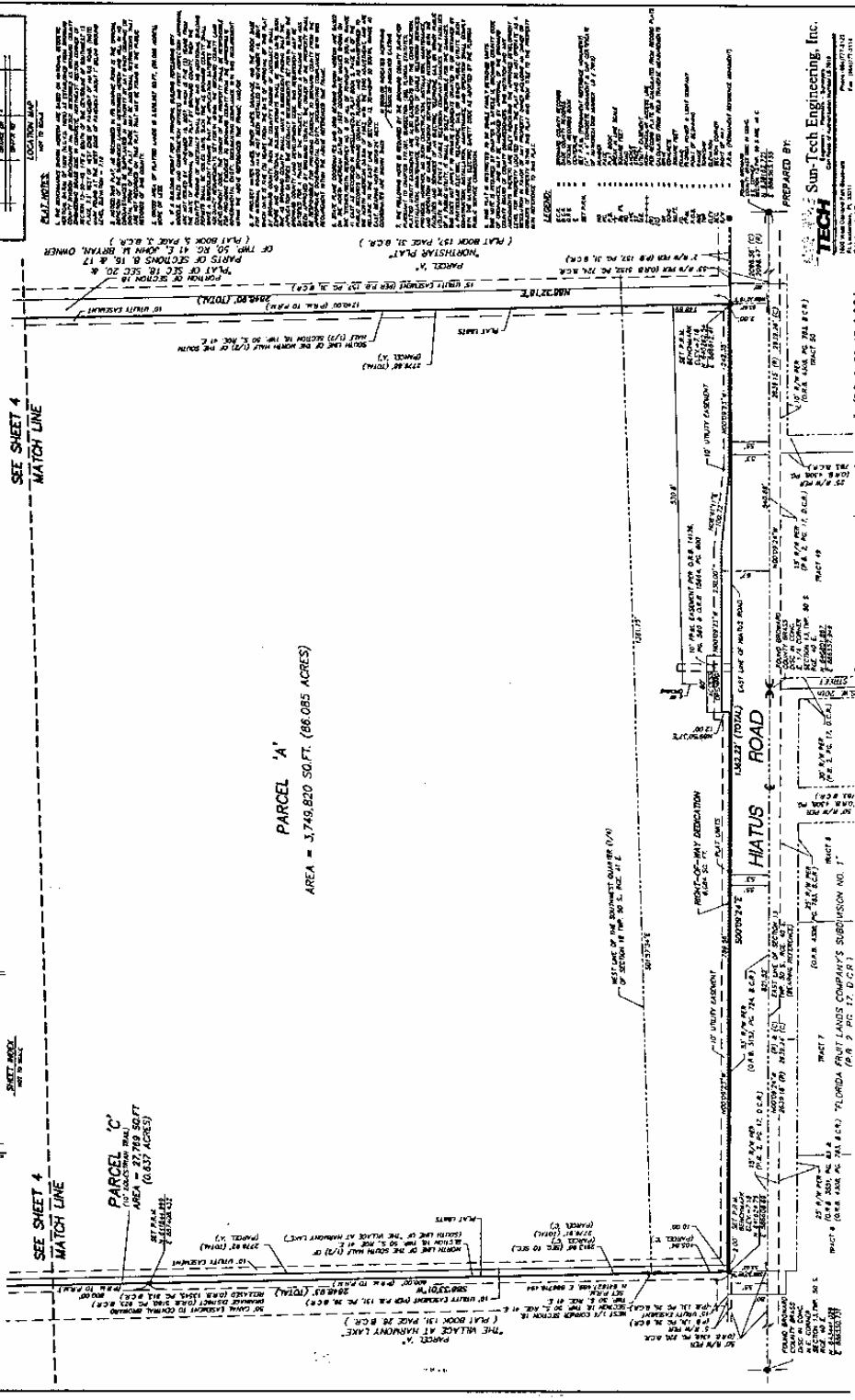
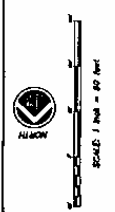
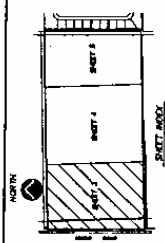
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# SIERRA ESTATES

A REPLAT OF A PORTION OF JOHN M. BRYAN SUBDIVISION (PLAT BOOK 5, PAGE 3, B.C.P.)  
SECTION 18, TOWNSHIP 30 SOUTH, RANGE 41 EAST  
TOWNSHIP 30 SOUTH, RANGE 41 EAST, BETWEEN  
TOWN OF DANE, BROWARD COUNTY, FLORIDA

CFN #103986257  
Page 3 of 5



PREPARED BY:  
**TECH**  
Sun-Tech Engineering, Inc.  
1000 N. W. 10th Ave., Suite 100  
Fort Lauderdale, FL 33304  
Phone: (305) 555-1234  
Fax: (305) 555-1235

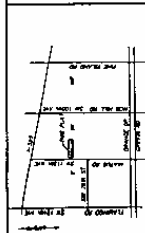
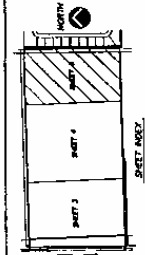




CFN #103986257  
Page 5 of 5

**SIERRA ESTATES**

REPEAT OF A PORTION OF JOHN M. BRYAN SUBDIVISION (PLAT BOOK 3, PAGE 3, B.C.R.)  
SECTION 18, TOWNSHIP 50 SOUTH, RANGE 41 EAST  
AND A PORTION OF THAT PLATS Lying BETWEEN  
TOWNSHIP 50 SOUTH, RANGE 40 EAST AND TOWNSHIP 50 SOUTH, RANGE 41 EAST  
TOWN OF DAVIS, BROWARD COUNTY, FLORIDA



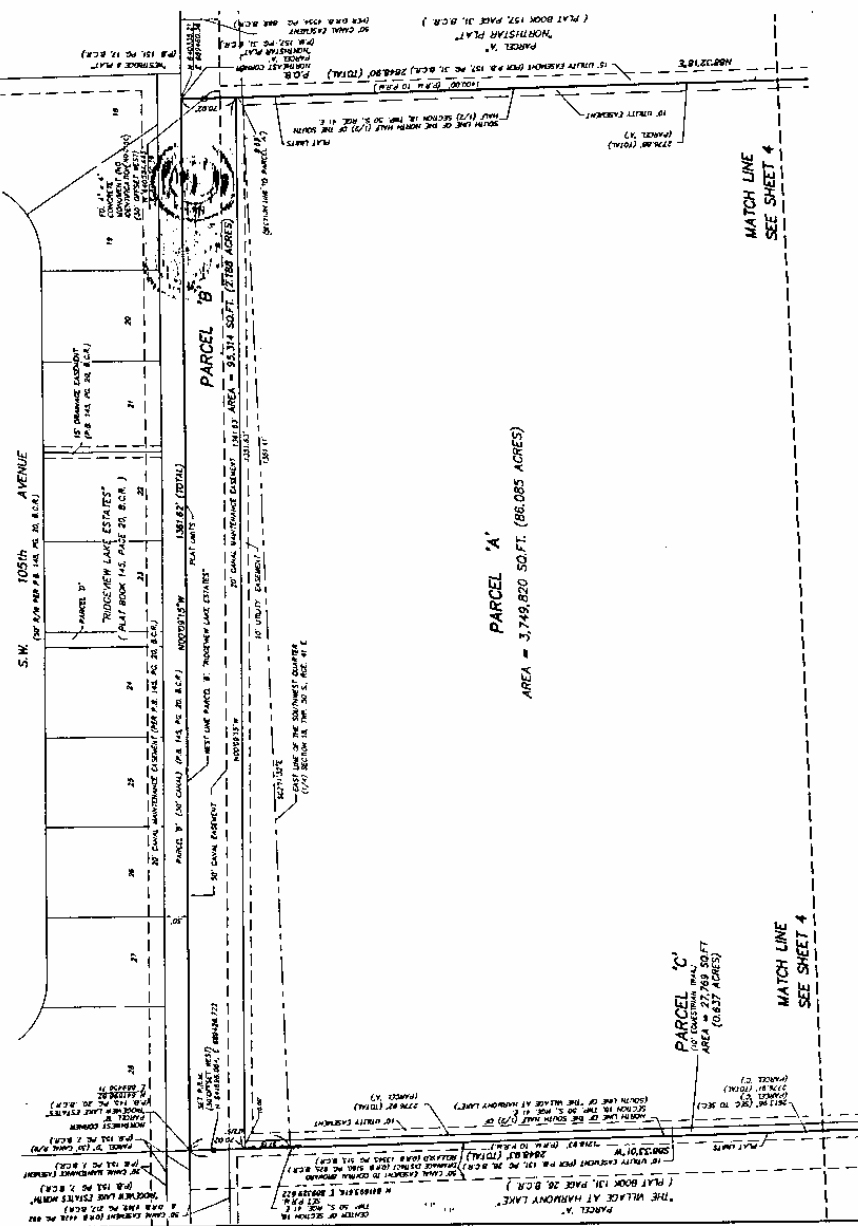
| PARCEL | AREA (SQUARE FEET) | AREA (ACRES) |
|--------|--------------------|--------------|
| A      | 3,742,860          | 86.284       |
| B      | 2,182              | 0.050        |
| C      | 22,768             | 0.527        |
| A/B    | 8,094              | 0.185        |
| TOTAL  | 3,878,062          | 89.035       |

[illegible][illegible]

PREPARED BY:

**SUN-TECH**

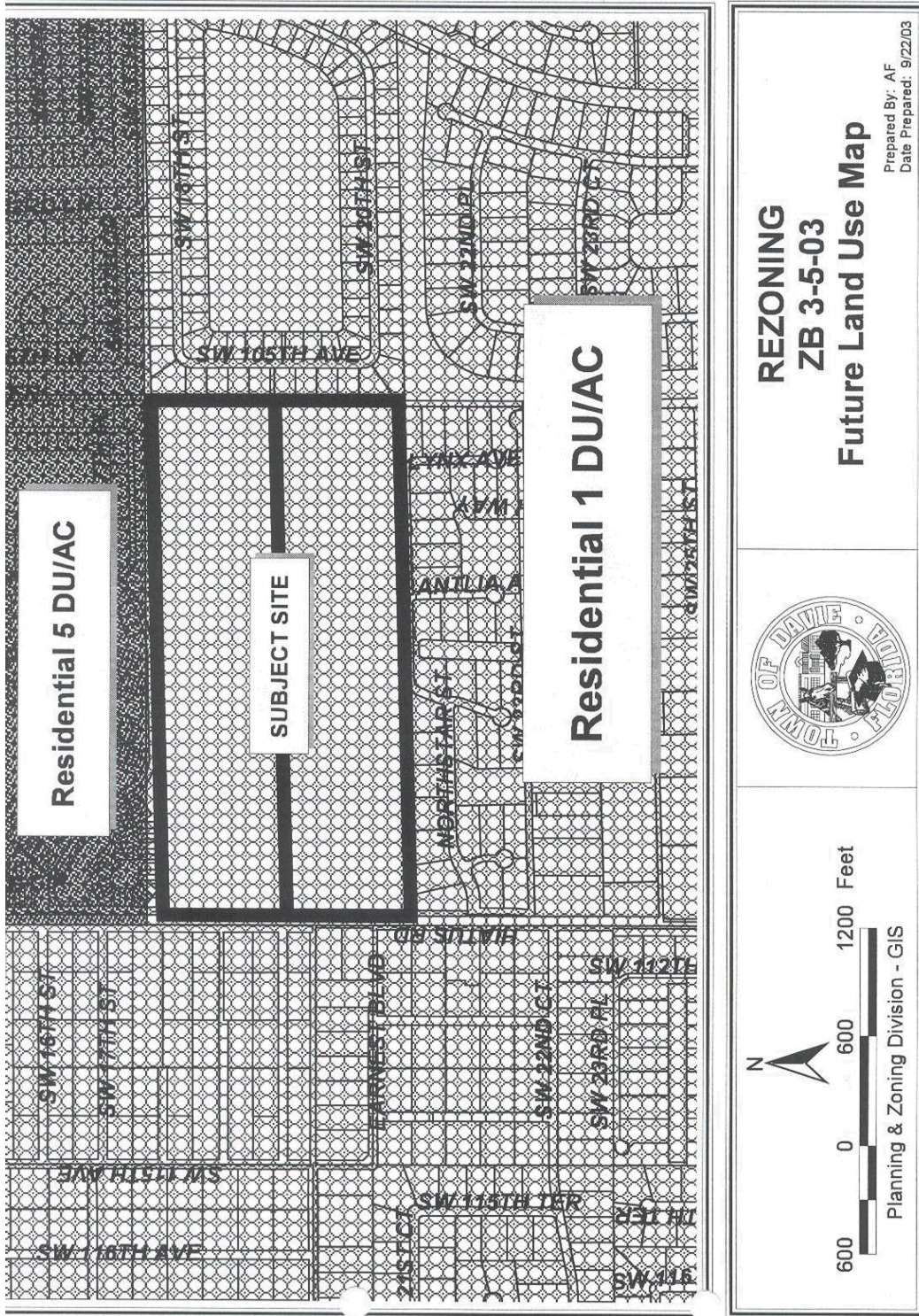
Sun-Tech Engineering, Inc.  
45 Avenue J, Faridkot, Bombay  
Calcutta 700 016, India  
Phone: (814) 773-2776  
Fax: (814) 773-3116



MATCH LINE  
SEE SHEET 4

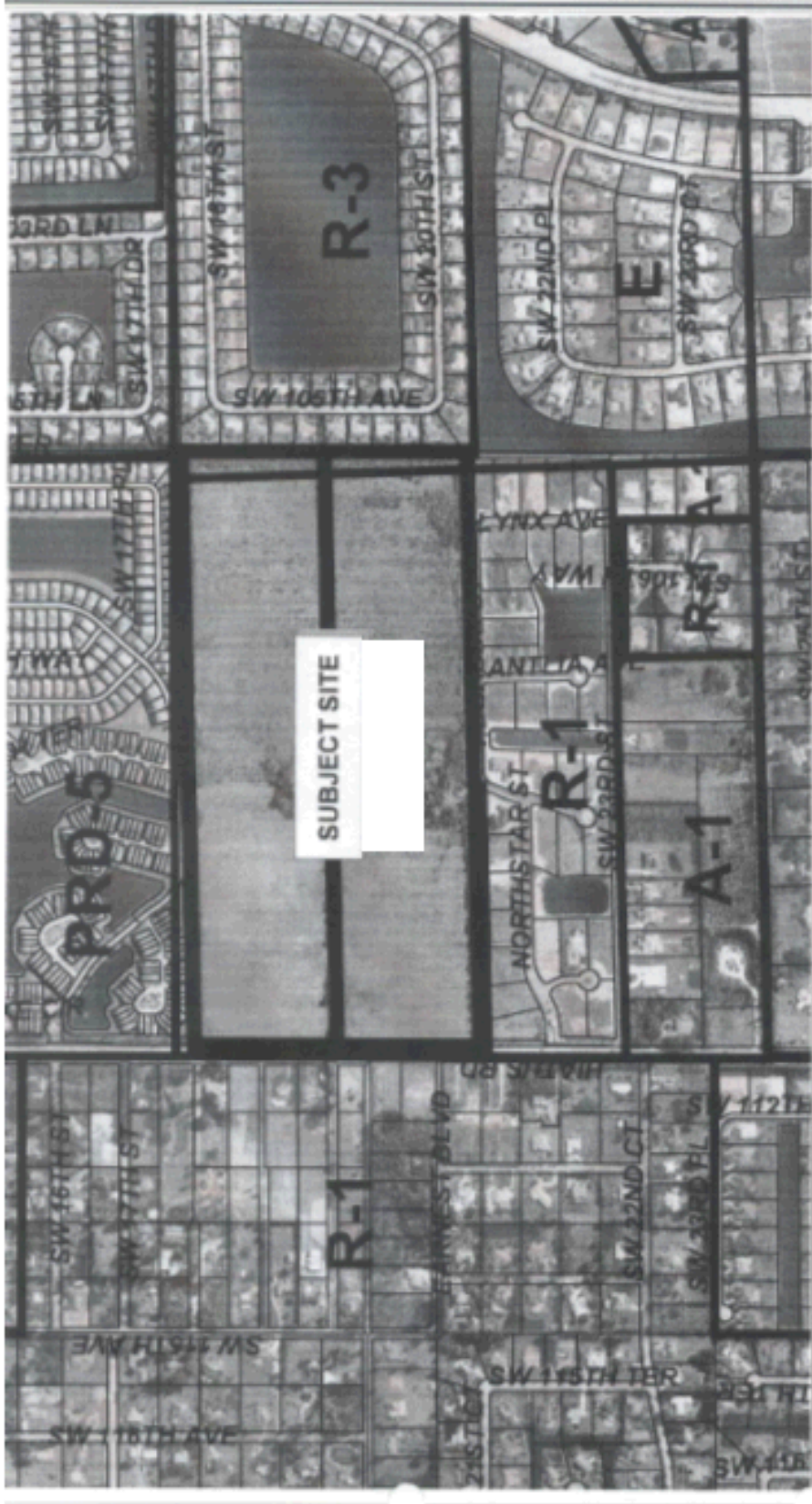
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SEE SHEET 4

**Exhibit (Future Land Use Map)**



**Exhibit** (*Aerial, Zoning, and Subject Site Map*)





Date Flown:  
12/31/00



# Site Plan SP 3-4-03 Zoning and Aerial Map

Prepared By: AF  
Date Prepared: 9/22/03

